

ATTACHMENT A
SPRING VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:30 P.M., AUGUST 9, 2016

08/17/16 BCC

1. **VS-0496-16 - SILVERSTONE PROPERTIES, LLC, ET AL:**
VACATE AND ABANDON a portion of a right-of-way being Redwood Street located between Sunset Road and Post Road (alignment) and a portion of a right-of-way being Sunset Road located between Rainbow Boulevard and Torrey Pines Drive (alignment) within Spring Valley (description on file). SS/pb/ml (For possible action)
2. **ZC-0398-16 – SILVERSTONE PROPERTIES, LLC, ET AL:**
ZONE CHANGE to reclassify 7.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to reduce improvement standards required per Uniform Standard Drawings.
WAIVER OF CONDITIONS of a zone change (ZC-0872-03) requiring right-of-way dedication to include 30 feet for Redwood Street, and related spandrel.
DESIGN REVIEWS for the following: **1)** a proposed office/warehouse development; **2)** proposed site lighting; **3)** proposed signage; and **4)** increased finished grade on 9.4 acres. Generally located on the north side of Sunset Road, 940 feet east of Rainbow Boulevard within Spring Valley (description on file). SS/pb/ml (For possible action)

09/06/16 PC

3. **DR-0490-16 – HOWARD HUGHES COMPANY, LLC:**
DESIGN REVIEW for a proposed single family residential development on 32.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Copper Edge Road and the east side of Trail Ridge Road (alignment) within Spring Valley Planning Area. SB/rk/ml (For possible action)
4. **TM-0110-16 – HOWARD HUGHES COMPANY, LLC:**
TENTATIVE MAP consisting of 116 single family residential lots and common lots on 32.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Copper Edge Road and the east side of Trail Ridge Road (alignment) within Spring Valley Planning Area. SB/rk/ml (For possible action)
5. **UC-0481-16 – COUNTY OF CLARK (AVIATION):**
USE PERMIT to allow outside display of a proposed vehicle (truck) rental use to be visible from a public street (Montessori Street) on a 10.7 acre portion of an existing shopping center in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Badura Avenue, 500 feet west of Rainbow Boulevard within Spring Valley. SS/gc/mcb (For possible action)

6. **UC-0512-16 – POST ROAD GROUP INVESTORS L L:**
USE PERMIT for a proposed hospital (psychiatric) on 5.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
WAIVER OF DEVELOPMENT STANDARDS to permit a hospital that is not adjacent to and accessed from a collector or arterial street, or a commercial complex.
DESIGN REVIEW for a psychiatric hospital. Generally located on the northwest corner of Post Road and Quarterhorse Lane within Spring Valley. SB/al/raj (For possible action)
7. **WS-0478-16 – BOYS CLUB OF CLARK COUNTY, INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW for proposed carports with photovoltaic panels in conjunction with an existing recreation facility (Boys and Girls Club) on 6.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Lindell Road and Edna Avenue within Spring Valley. SB/jt/mcb (For possible action)

09/07/16 BCC

8. **DR-0476-16 – B33 RENAISSANCE WEST, LLC:**
DESIGN REVIEW for a proposed ATM drive-thru service on a pad site within an existing shopping center on a portion of 16.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 452 feet west of Decatur Boulevard within Spring Valley. SB/al/mcb (For possible action)
9. **DR-0507-16 – SOUTHWEST CORPORATE CAMPUS, LLC:**
DESIGN REVIEW for additional wall signage in conjunction with a previously approved comprehensive sign plan with an existing office/warehouse facility on a portion of 33.1 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Post Road and the west side of Buffalo Drive within Spring Valley. SS/dg/mcb (For possible action)

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **VS-00000496-16**

PC/BCC MEETING DATE: **2016-08-17**

PROJECT DESCRIPTION:

Property Owner: VAZIN REVOCABLE FAMILY TRUST ET AL

Description: VS/RW

TO: SPRVL TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☒ Other VS

DATE: 2016-08-17

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval: _____

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

RIGHTS-OF-WAY
(TITLE 30)

SUNSET RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0496-16 - SILVERSTONE PROPERTIES, LLC, ET AL:

VACATE AND ABANDON a portion of a right-of-way being Redwood Street located between Sunset Road and Post Road (alignment) and a portion of a right-of-way being Sunset Road located between Rainbow Boulevard and Torrey Pines Drive (alignment) within Spring Valley (description on file). SS/pb/ml (For possible action)

RELATED INFORMATION:

APN:

163-35-401-010, 016, 021, 022, 027, & 028

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being Redwood Street and a portion of right-of-way being Sunset Road. The portions of the right-of-way for Redwood Street is 30 feet wide and approximately 330 feet long along the eastern boundary of the southwestern parcels (163-36-401-021) and 30 to 60 feet wide and approximately 660 feet long along the western boundary of the northeastern parcel (163-33-401-028). The portion of the right-of-way for Sunset Road is 5 feet wide and approximately 330 feet long along the southern boundary of the southwestern parcel (163-36-401-022). The vacation of a portion of these streets will allow for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0872-03 (WC-0299-09)	Waived a condition requiring right-of-way dedication to include 30 feet for Tecu Avenue	Approved by BCC	December 2009
VS-0997-07	Vacated patent easements on the southwestern portion of this site - recorded	Approved by PC	October 2007
ZC-0447-07	Reclassified the southwestern portion of this site from R-E to M-D zoning with use permits and waivers of development standards for a shopping center, office, and industrial building - expired	Approved by BCC	June 2007
ZC-1574-06	Reclassified a portion of this site from R-E to M-D zoning	Approved by BCC	December 2006

Application Number	Request	Action	Date
ZC-0872-03	Reclassified a portion of this site from R-E to M-D zoning	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land (Open Space/Grazing/Vacant Land); Residential (up to 1 du/10 ac) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential & undeveloped
South	Industrial	M-1	Office/warehouse
East	Business and Design/Research Park	M-D	Light manufacturing
West	Commercial General	M-D	Office/warehouse & undeveloped

Related Applications

Application Number	Request
ZC-0398-16	A zone change to reclassify the property from R-E to M-D zoning with a design review and waivers for an office/warehouse facility, lighting, and signage is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works – Development Review

Public Works agreed to the vacation of Redwood Street between Sunset Road and Post Road because the developer offered to construct a 32 foot wide by 330 foot long access road along Santa Margarita Street, south of Post Road, to provide access to Sunset Road for the residents/occupants of the area.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 55 feet to back of curb for Sunset Road;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Construct a 32 foot wide access road along Santa Margarita Street as offered by developer;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Mark IV Capital

CONTACT: LM Construction Co, LLC, 5087 Cameron Street, Suite H, Las Vegas, NV 89118

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **ZC-00000398-16**

PC/BCC MEETING DATE: **2016-08-17**

PROJECT DESCRIPTION:

Property Owner: PECKHAM FAMILY TRUST ET AL

Description: ZC/WS/DR/WC(ZC-0872-03) - MD/DRIVEWAY DE

TO: SPRVL TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☒ Zone Change

☒ Conforming

☐ Non-Conforming

☐ Use Permit

☒ Design

Review

☒ Waiver of Standards

☐ Tentative Map

☒ Other WC

DATE: 2016-07-20

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature

Date

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

OFFICE/WAREHOUSE
(TITLE 30)

SUNSET RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-0398-16 – SILVERSTONE PROPERTIES, LLC, ET AL:

ZONE CHANGE to reclassify 7.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

WAIVER OF DEVELOPMENT STANDARDS to reduce improvement standards required per Uniform Standard Drawings.

WAIVER OF CONDITIONS of a zone change (ZC-0872-03) requiring right-of-way dedication to include 30 feet for Redwood Street, and related spandrel.

DESIGN REVIEWS for the following: **1)** a proposed office/warehouse development; **2)** proposed site lighting; **3)** proposed signage; and **4)** increased finished grade on 9.4 acres.

Generally located on the north side of Sunset Road, 940 feet east of Rainbow Boulevard within Spring Valley (description on file). SS/pb/ml (For possible action)

RELATED INFORMATION:

APN:

163-35-401-015, 016, 021, & 022

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the minimum throat depth for driveways to 38 feet where 100 feet is required per Uniform Standard Drawings (Commercial Driveway Geometrics).

DESIGN REVIEWS:

1. An office/warehouse facility.
2. Site lighting plan.
3. A comprehensive sign plan.
2. Increase the finished grade for an office/warehouse facility to 60 inches where 18 inches is the standard (a 233.3% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6730 West Sunset Road
- Site Acreage: 9.4
- Project Type: Office/warehouse facility, lighting, and signage
- Number of Stories: 1

- Building Height: 25 feet
- Square Feet: 146,200
- Building Light Height: Up to 8 feet
- Parking Required/Provided: 293/373

Site Plan

The plans depict a 146,200 square foot office warehouse facility consisting of 6 buildings ranging from 19,200 square feet to 28,200 square feet. Two buildings located on the southern portion of the site are parallel to Sunset Road while the 4 buildings located on the northern portion of the site are perpendicular to Sunset Road. Parking is distributed throughout the site. The site has access to Sunset Road via 3 driveways including in the center where Redwood Street would be located. The throat depth for the driveways is 20 feet where 150 feet is required. Cross sections submitted with this request indicate pad sites for some of the proposed office/warehouse buildings will require the finished grade to be increased by a maximum of 5 feet (60 inches) above the finished grade of the adjacent properties.

Landscaping

A 20 foot wide landscape area with a detached sidewalk is located along the south property line adjacent to Sunset Road. Interior parking lot landscaping is distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict buildings with varied roof lines with flat roofs and parapet walls between 18 and 25 feet high. The facades include concrete tilt up panels, storefront windows and doors, rollup doors, steel awnings, cornice and banding treatments.

Floor Plans

The plans depict shell buildings with multiple suites.

Lighting

The plans depict wall mounted lighting light fixtures up to 8 feet high on the building elevations. No light will spill onto the adjacent properties.

Signage

The request is for wall signage only. A total of 56 wall signs are distributed throughout the site on the face of each building elevation. Each sign is 30 square feet. Buildings A and B will have 8 signs each while the other buildings will have 10 signs each.

Applicant's Justification

The applicant indicates that the request for M-D zoning conforms to the land use plan and the design of the buildings, signs, and lighting conform to the CMA Design Standards. The waiver of development standards is needed due to the overall size of the parking lot. Stacking should not be a problem since there are 3 driveways and 4 of the buildings are located at the rear of the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0872-03 (WC-0299-09)	Waived a condition requiring right-of-way dedication to include 30 feet for Teco Avenue	Approved by BCC	December 2009
VS-0997-07	Vacated patent easements on the southwestern portion of this site - recorded	Approved by PC	October 2007
ZC-0447-07	Reclassified the southwestern portion of this site from R-E to M-D zoning with use permits and waivers of development standards for a shopping center, office, and industrial building - expired	Approved by BCC	June 2007
ZC-0872-03	Reclassified the northwestern portion of this site from R-E to M-D zoning	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & R-E	Undeveloped
South	Industrial	M-I	Office/warehouse
East	Business and Design/Research Park	M-D	Light manufacturing
West	Commercial General	M-D	Office/warehouse

Related Applications

Application Number	Request
VS-0496-16	A vacation of portions of right-of-way being Redwood Street and Sunset Road is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis Current Planning Zone Change

This request conforms to the Spring Valley Land Use Plan which designates this site as Business and Design/Research Park and is compatible with the existing zoning and approved development in the area. Staff finds that the requested zoning also conforms to Urban Land Use Policy 99 of the Comprehensive Plan which states, in part, business and research park development should be complementary with abutting uses.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development

standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Review #1

The proposed development has been designed to comply with the CMA Design Overlay standards to ensure high-quality projects. The submitted site plan depicts an effective layout of the building, parking areas, and circulation; therefore, staff can support this request.

Design Review #2

The plan submitted by the applicant shows a well-planned light distribution throughout the site. Staff finds that the submitted plans comply with Urban Land Use Policy 15 of the Comprehensive Plan which states lighting design should be sensitive to on and off-site residential uses. All exterior light sources should be shielded to direct light away from on-site residential uses. The location and design of the proposed lighting plan complies with Title 30 standards and the land use plan, and as a result, the lighting will not create any negative impacts on the neighborhood or adjacent residential developments.

Design Review #3

The proposed signs meet Code requirements and staff finds that the signs will be constructed with similar materials as the building on-site in conformance with Urban Land Use Policy 20 which states all signage should be compatible with building styles on-site and also with surrounding development. Therefore, staff can support this request.

Public Works – Development Review

Waiver of Development Standards

Staff can support this waiver of development standards for a reduced throat depth because the site has sufficient open space to allow a smooth transition and traffic movement on-site.

Waiver of Conditions

Public Works agreed to the vacation of Redwood Street between Sunset Road and Post Road because the developer offered to construct a 32 foot wide by 330 foot long access road along Santa Margarita Street, south of Post Road, to provide access to Sunset Road for the residents/occupants of the area. Therefore, staff can support this waiver of conditions for the dedication of Redwood Street.

Design Review #4

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040-9 are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb for Sunset Road;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Construct a 32 foot wide access road along Santa Margarita Street as offered by developer.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Mark IV Capital

CONTACT: LM Construction Co, LLC, 5087 Cameron Street, Suite H, Las Vegas, NV 89118

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **DR-00000490-16**

PC/BCC MEETING DATE: **2016-09-06**

PROJECT DESCRIPTION:

Property Owner: HUGHES HOWARD COMPANY L L C

Description: DR SINGLE FAMILY RESIDENTIAL

TO: SPRVL TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☒ Design
Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-09-06

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

09/06/16 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 29)

COPPER EDGE RD/TRAIL RIDGE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-0490-16 – HOWARD HUGHES COMPANY, LLC:

DESIGN REVIEW for a proposed single family residential development on 32.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community.

Generally located on the south side of Copper Edge Road and the east side of Trail Ridge Road (alignment) within Spring Valley Planning Area. SB/rk/ml (For possible action)

RELATED INFORMATION:

APN:
176-06-814-001

LAND USE PLAN:
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT - (SUMMERLIN SOUTH)
SINGLE FAMILY RESIDENTIAL - (10 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 32.1
- Number of Lots: 116
- Density (du/ac): 3.6
- Minimum/Maximum Lot Size (square feet): 5,500/14,914
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height: Up to 27 feet
- Square Feet: 2,516/3,496

Site Plans

The plans depict a gated residential development totaling 116 single family lots and 15 common area lots on 32.1 acres. The density of the residential subdivision is 3.6 dwelling units per acre. The average lot size is 7,704 square feet (gross and net lot areas are the same). The internal streets are private and will be 43 feet in width including a 4 foot wide sidewalk on 1 side of the street. There is 1 point of access from Copper Ridge Road to the north. Landscaping is shown along the perimeter street frontage of the subdivision. The street landscape elements vary in width and will be maintained by the Summerlin South Master Homeowners Association.

Internal to the site are multiple large community lots that are dispersed throughout the subdivision.

Landscaping

External to the proposed subdivision wall is a landscape element along Copper Edge Road which is a part of the Summerlin South Master Homeowners Association. This common element lot is generally 24 feet in width along Copper Edge Road and includes landscaping with a detached sidewalk. Internal to the site are multiple large community lots totaling 231,967 square feet which are located throughout the subdivision. The largest common element is located along the southern perimeter of the site where there are constraints due to grade.

Elevations

This development will offer both 1 and 2 story homes with a maximum height of up to 27 feet. The elevations reveal stucco finished walls with decorative accents, window enhancements, and concrete tile roofs. There are 4 different models with 3 distinct elevation plans.

Floor Plans

The houses range in size from 2,516 square feet to 3,496 square feet. Most of the models have 4 to 5 bedrooms, and 3 car garages.

Applicant's Justification

The applicant indicates that the proposed development has been designed in a similar fashion to other proposed subdivisions within Village 16A and has similar lot sizes and product types.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0200-13	Subdivided this site and other areas of Village 16A into 17 large "builder" lots	Approved by PC	December 2013
ZC-0527-13	Reclassified this site to R-2 zoning and modified residential development standards for Village 16A	Approved by BCC	October 2013
MP-0428-13	Update to the Land Use and Development Guide	Approved by BCC	September 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Summerlin South – Public Facility & Multi-Family Residential	P-F & R-3	Approved elementary school; undeveloped land
South	Rural Neighborhood	R-E	Undeveloped land
East	Residential Suburban	R-2	Partially developed single family residential subdivision
West	Summerlin South – Single family Residential; Rural Neighborhood	R-2 & R-E	Approved single family residential subdivision; undeveloped land

Related Applications

Application Number	Request
TM-0110-16	A tentative map to subdivide this site into 116 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Current Planning

Staff finds that the applicant has given consideration to the design and layout of the subdivision, traffic, and product type. The density for this project is 3.6 dwelling units per acre which is well below the density for the R-2 zoning on this site. Therefore, this development will be compatible with the surrounding area and provides a large lot project to the surrounding community.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Pardee Homes of Nevada

CONTACT: GCW, Inc., Angie Scott, 1555 S. Rainbow Boulevard, Las Vegas, NV 89146

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **TM-00500110-16**

PC/BCC MEETING DATE: **2016-09-06**

PROJECT DESCRIPTION:

Property Owner: HUGHES HOWARD COMPANY L L C

Description: TM SUMM VILLAGE 16A - PARCEL I

TO: SPRVL TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design

Review

☐ Waiver of Standards

☒ Tentative Map

☐ Other _____

DATE: 2016-09-06

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval: _____

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

09/06/16 PC AGENDA SHEET

VILLAGE 16A – PARCEL I
(TITLE 28 & 29)

COPPER EDGE RD/TRAIL RIDGE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-0110-16 – HOWARD HUGHES COMPANY, LLC:

TENTATIVE MAP consisting of 116 single family residential lots and common lots on 32.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community.

Generally located on the south side of Copper Edge Road and the east side of Trail Ridge Road (alignment) within Spring Valley Planning Area. SB/rk/ml (For possible action)

RELATED INFORMATION:

APN:

176-06-814-001

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (SUMMERLIN SOUTH)
SINGLE FAMILY RESIDENTIAL – (10 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 32.1
- Number of Lots: 116
- Minimum/Maximum Lot Size: 5,500/14,914
- Density: 3.6
- Project Type: Single family residential

Site Plans

The plans depict a gated residential development totaling 116 single family lots and 15 common area lots on 32.1 acres. The density of the residential subdivision is 3.6 dwelling units per acre. The average lot size is 7,704 square feet (gross and net lot areas are the same). The internal streets are private and will be 43 feet in width including a 4 foot wide sidewalk on 1 side of the street. There is 1 point of access from Copper Ridge Road to the north. Landscaping is shown along the perimeter street frontage of the subdivision. The street landscape elements vary in width and will be maintained by the Summerlin South Master Homeowners Association. Internal to the site are multiple large community lots that are dispersed throughout the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0200-13	Subdivided this site and other areas of Village 16A into 17 large "builder" lots	Approved by PC	December 2013
ZC-0527-13	Reclassified this site to R-2 zoning and modified residential development standards for Village 16A	Approved by BCC	October 2013
MP-0428-13	Update to the Land Use and Development Guide	Approved by BCC	September 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Summerlin South – Public Facility & Multi-Family Residential	P-F & R-3	Approved elementary school; undeveloped land
South	Rural Neighborhood	R-E	Undeveloped land
East	Residential Suburban	R-2	Partially developed single family residential subdivision
West	Summerlin South – Single family Residential; Rural Neighborhood	R-2 & R-E	Approved single family residential subdivision; undeveloped land

Related Applications

Application Number	Request
DR-0490-16	A design review for a 116 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 28 & 29.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 28 & 29.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 28 & 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements.

Building Department – Geotechnical

- Provide bottom of slope setbacks to boundary lots that comply with IBC 2012 Appendix J, Section 108; a maximum 20 foot setback may be required at the boundary lots based on the lack of a perimeter fence/structure in some locations and the unknown height of the adjacent hill/mountain; and the flood control channel (not shown on the TM) can be included in the calculated setback where it occurs.

Building/Fire Prevention

- Applicant is advised that when installing streets using “L” type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb, unless alternate agreements have been made.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Pardee Homes of Nevada

CONTACT: GCW, Inc., Angie Scott, 1555 S. Rainbow Boulevard, Las Vegas, NV 89146

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **UC-00000481-16**

PC/BCC MEETING DATE: **2016-09-06**

PROJECT DESCRIPTION:

Property Owner: COUNTY OF CLARK(AVIATION)

Description: UC TRUCK RENTAL

TO: SPRVL TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☒ Use Permit

☐ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-09-06

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval: _____

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

TRUCK RENTAL
(TITLE 30)

BADURA AVE/RAINBOW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-0481-16 – COUNTY OF CLARK (AVIATION):

USE PERMIT to allow outside display of a proposed vehicle (truck) rental use to be visible from a public street (Montessori Street) on a 10.7 acre portion of an existing shopping center in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the north side of Badura Avenue, 500 feet west of Rainbow Boulevard within Spring Valley. SS/gc/mcb (For possible action)

RELATED INFORMATION:

APN:
176-03-710-001

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: 7015 Arroyo Crossing Parkway
- Site Acreage: 10.7
- Project Type: Vehicle (truck) rental
- Parking Required/Provided: 3,772/4,737 (overall shopping center)

Site Plan

The plans show a vehicle (truck) rental area located on the northwest portion of the parcel within the parking lot area in front of Home Depot, within an existing shopping center (Arroyo Crossing). The vehicle rental area will utilize 16 existing parking spaces, and will be able to accommodate up to 16 trucks. A total of 4,737 parking spaces will still be available within the shopping center, where 3,772 parking spaces are required. The vehicle rental area is not visible from Badura Avenue or Rainbow Boulevard since other buildings within the shopping center screen the parking area from these streets. However, the vehicle rental area is visible from Montessori Street, which necessitates this use permit request. The trucks are visible from Arroyo Crossing Parkway, which is allowed, since Arroyo Crossing Parkway is a private street within the shopping center.

Landscaping

No changes are proposed or required to the existing landscaping.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Home Depot has partnered with Penske in a program to provide truck rental services to customers, and is a natural outgrowth of the packing and moving products available for sale within Home Depot. The trucks range in size from 12 to 26 feet, with additional length for the truck cabs. No semi-trucks or tractor trailers are involved with the program. The rental trucks will not be fueled, maintained, or stored on-site. Such functions are handled by Penske at an off-site location. The program is based on customer orders through the internet or made in person at the Home Depot store. Penske will deliver the requested truck to the vehicle rental/parking area for pick-up by the customer. The paperwork and key pick-up or drop-off are handled inside the Home Depot store. When a customer drops off the vehicle at the end of its use, Penske is immediately contacted to remove the truck from the site. Pick-up and drop-off activities only occur during the business hours of the Home Depot store.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1193-07	Equipment rental	Approved by PC	November 2007
WS-0330-05	Shopping center which included waivers of development standards for various CMA requirements	Approved by BCC	July 2005
ZC-1852-04	Reclassified the site to C-2 zoning	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	C-2	Commercial buildings within the same shopping center
South	Business and Design/Research Park	C-2	Undeveloped
West	Business and Design/Research Park	R-E	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the visibility of the proposed vehicle (truck) rental area from Montessorri Street will not adversely impact the surrounding area. Although Montessori Street is a public street, it is essentially an

entryway into the shopping center because the street dead ends into the development. Furthermore, when the adjacent parcel to the west is developed, it is highly likely that a building may screen the vehicle (truck) rental area from Montessori Street. The request complies with Urban Land Use Policy 10 of the Comprehensive Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Home Depot USA, Inc.

CONTACT: Howard Hardin & Kim Caldwell, 19000 MacArthur Boulevard, Suite 250, Irvine, CA 92612

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **UC-00000512-16**

PC/BCC MEETING DATE: **2016-09-06**

PROJECT DESCRIPTION:

Property Owner: POST ROAD GROUP INVESTORS L L

Description: UC/WS/DR PSYCHIATRIC HOSPITAL

TO: SPRVL TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☒ Use Permit

☒ Design
Review

☒ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-09-06

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

PSYCHIATRIC HOSPITAL
(TITLE 30)

POST RD/QUARTERHORSE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0512-16 – POST ROAD GROUP INVESTORS L L:

USE PERMIT for a proposed hospital (psychiatric) on 5.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design and MUD-3 Overlay Districts.

WAIVER OF DEVELOPMENT STANDARDS to permit a hospital that is not adjacent to and accessed from a collector or arterial street, or a commercial complex.

DESIGN REVIEW for a psychiatric hospital.

Generally located on the northwest corner of Post Road and Quarterhorse Lane within Spring Valley. SB/al/raj (For possible action)

RELATED INFORMATION:

APN:

163-32-301-015

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Project Type: Psychiatric hospital
- Number of Beds/Units: 92
- Number of Stories: 1
- Building Height: 32 feet
- Square Feet: 66,479
- Parking Required/Provided: 138/140

Site Plan

The plan depicts the proposed building located on the central portion of the site with parking located to the north, south, and west sides of the building. Access to the site is provided by a driveway from Post Road located on the southwest corner of the site, and a driveway from Quarterhorse Lane located on the northeast corner of the site. Sobb Avenue is located along the northern boundary of the site, however no access is proposed to this street. A 24 foot wide drive aisle is located along the west property line which provides on-site traffic circulation for the site. Loading spaces, a back-up generator, and trash enclosures are located on the northwest corner of the building.

Landscaping

The plans depict 6 foot wide minimum landscape areas adjacent to the streets with attached sidewalks. Additional landscape areas are located within the parking lots and adjacent to the buildings. All of the landscape areas will consist of trees, shrubs, and groundcover in compliance to Code requirements.

Elevations

The building is 1 story with a flat roof behind parapet walls. The height of the building varies between 14.5 feet and 32 feet with the highest point of the building being fabric canopies over outdoor atriums located in the central portion of the building. The exterior of the building has a stucco finish painted in earth tone colors and decorative metal panels. The design of the building consists of variations, colors and textures, recesses and pop-out to break up the vertical and horizontal lines of the building.

Floor Plans

The building has an area of 66,479 square feet, and the central portion of the building consists of 2 outdoor atriums that are covered by fabric canopies. The plan depicts 4 separate patient areas consisting of rooms for the patients, storage areas, offices, dining facilities, nursing stations, and treatment/therapy rooms. The southern portion of the building is the main entrance with a visitor's area, administrative offices, storage areas, and exam rooms to processing new patients. The northern portion of the building consists of a physical therapy area, a gym, offices and storage areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site is across the street from the Southern Hills Hospital and there is a congregate care facility and other medical offices in the area; therefore, the proposed psychiatric hospital is a compatible use in the area. The facility will provide additional psychiatric treatment options for the residences of Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0294-06	Reclassified the site to a U-V zone for a mixed-use development – expired	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-2	Undeveloped parcels
South	Public Facilities	C-1 & R-E	Undeveloped parcel & Southern Hills Hospital
East	Business and Design/Research Park & Commercial General	C-2 & R-E	Undeveloped parcels, a congregate care facility & offices

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business and Design/Research Park	R-E	Undeveloped parcels

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The surrounding land uses include the Southern Hills Hospital, other medical uses and facilities associated with Southern Hills Hospital, and an existing congregate care facility. Staff finds the proposed psychiatric hospital is a similar use as the Southern Hills Hospital and the existing congregate care facility and therefore is compatible with the adjacent land uses. Therefore staff finds the use is appropriate at this location and will not result in an undue adverse effect on adjacent properties.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff can support the request to allow access to a non-collector or arterial street due to the proximity of the site to Fort Apache Road, which is 965 feet to the west of this site, Southern Hills Hospital and other medical facilities. The area is already established with a number of medical facilities and uses which will support the use. The intent of not allowing these types of uses to access local streets is to reduce impacts on adjacent residential uses; however, no residential uses are planned or approved on the adjacent properties. The areas to the south, east and west of this site are developed or planned for non-residential development; therefore, staff can support the waiver of development standards.

Design Review

The design of the facility has the required parking to accommodate the needs of the facility and the proposed landscaping complies with Code requirements. The design of the building is compatible with the existing developments in the area and complies with Policy 10 of the Urban Specific Policies of the Comprehensive Plan which encourages site designs to be compatible with adjacent land uses. Therefore, staff supports the design review.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; per the requirements of the CMA Design Overlay District a design review is required for any signage; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Sabb Avenue, 30 feet for Quarterhorse Lane, 30 feet for Post Road, and associated spandrels.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PSWC Architects

CONTACT: Corey Wissenback, PSWC Architects, 1930 Village Center Circle, Suite#3-475
Las Vegas, NV 89134

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **WS-00000478-16**

PC/BCC MEETING DATE: **2016-09-06**

PROJECT DESCRIPTION:

Property Owner: BOYS CLUB OF CLARK COUNTY INC

Description: WS/DR CARPORTS WITH P.V. PANELS

TO: SPRVL TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☒ Design
Review

☒ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-09-06

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval: _____

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

CARPORTS
W/PHOTOVOLTAIC PANELS
(TITLE 30)

LINDELL RD/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-0478-16 – BOYS CLUB OF CLARK COUNTY, INC:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW for proposed carports with photovoltaic panels in conjunction with an existing recreation facility (Boys and Girls Club) on 6.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the northeast corner of Lindell Road and Edna Avenue within Spring Valley. SB/jt/mcb (For possible action)

RELATED INFORMATION:

APN:

163-12-601-012

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback to 6 feet where 40 feet is the standard (an 85% reduction).
- b. Reduce the side street (corner) setback to 7 feet where 10 feet is the standard (a 30% reduction).
- c. Reduce the setback to a right-of-way (Lindell Road) to 6 feet where 10 feet is the standard (a 40% reduction).
- d. Reduce the setback to a right-of-way (Edna Avenue) to 7 feet where 10 feet is the standard (a 30% reduction).

LAND USE PLAN:

SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 2850 Lindell Road
- Site Acreage: 6.1
- Project Type: Carports with photovoltaic panels
- Carport Height: 10 feet 6 inches

Site Plan/Request

This application is to install carports with photovoltaic (PV) panels in the parking lot on the south and west sides of an existing the recreational facility (Boys and Girls Club). The plan

depicts an existing recreational facility located near the center of the site, and a baseball field and other outdoor recreational amenities are located on the east side of the property. A parking lot is located on the south, west, and north sides of the recreational facility. Access to the site is provided by a driveway on Edna Avenue and 2 driveways on Lindell Road. On the south side of the building, the carports will cover 3 rows of parking spaces. The southernmost carports are set back 7 feet from the property line, adjacent to Edna Avenue, and 5 feet from the east property line, adjacent to a single family residence. On the west side of the recreational facility, the carports will cover a portion of the parking spaces along Lindell Road. The carports are set back 6 feet from the right-of-way.

Landscaping

Existing landscaping, including street landscaping and parking lot landscaping, will remain and will not be altered to accommodate the installation of the carports. No landscaping is required or proposed as part of this request.

Elevations

The carports with PV panels have flat roofs and are up to 10 feet 6 inches high supported by metal columns.

Applicant's Justification

According to the applicant, the Boys and Girls Club was selected to receive a solar electric PV system at no cost through NV Energy's Low Income Non-Profit Pilot Program Phase 2. The proposed system will off-set current energy costs to achieve a significant cost savings for the facility. The system will be constructed on solar support structures, similar in appearance to carports. No existing parking spaces or landscaping will be displaced. The applicant states that the solar modules will not affect traffic or the surrounding neighborhood. Instead, the PV installation will attract interest from the community and lead the way to a clean energy future.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0824-02	Daycare facility - expired	Approved by BCC	August 2002
UC-286-87	An athletic field in conjunction with an existing Boys and Girls Club	Approved by PC	October 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F & R-E	Roundy Elementary School & a preschool
South	Residential Suburban (up to 8 du/ac)	R-E & R-1	Single family residences
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Place of worship

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Energy Policy 1 in the Comprehensive Plan supports sustainable developments that promote energy efficiency and conservation, and Energy Policy 5 supports the development of local alternative energy resources. The proposed carports with PV panels advance the energy efficiency and alternative energy policies of Clark County. Although the setbacks will be reduced, the design of the carports will not impact visibility or create a negative visual impact on the neighborhood. As a result, the location also complies with Urban Land Use Policy 67 of the Comprehensive Plan, which in part encourages appropriate setbacks for all commercial development to ensure compatibility with abutting uses. Therefore, staff supports the development of alternative energy sources, and the installation and location of these facilities will not create any negative impacts.

Design Review

The design and layout of the carports will not impact any existing landscaping or disrupt or alter on-site vehicular circulation. As a result, staff believes the impact to the site and area will be minimal, and staff can support the request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the location of the carports must comply with site visibility zone requirements; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works -- Development Review

- No comment.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; and insure adequate access to FDC is maintained.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** Boys and Girls Club of Southern Nevada**CONTACT:** Alan Brooks, 6434 S. Arville Street, Las Vegas, NV 89118

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **DR-00000476-16**

PC/BCC MEETING DATE: **2016-09-07**

PROJECT DESCRIPTION:

Property Owner: B33 RENAISSANCE WEST L L C

Description: DR ATM DRIVE THRU

TO: SPRVL TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☒ Design
Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-09-07

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

09/07/16 BCC AGENDA SHEET

ATM DRIVE-THRU
(TITLE 30)

FLAMINGO RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-0476-16 – B33 RENAISSANCE WEST, LLC:

DESIGN REVIEW for a proposed ATM drive-thru service on a pad site within an existing shopping center on a portion of 16.4 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Flamingo Road, 452 feet west of Decatur Boulevard within Spring Valley. SB/al/mcb (For possible action)

RELATED INFORMATION:

APN:

163-13-801-001 ptn

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4950 West Flamingo Road
- Site Acreage: 16.4 (portion)
- Project Type: ATM drive-thru service
- Structure Height: 12 feet
- Square Feet: 45
- Parking Required/Provided: 662/876 (entire shopping center)

Site Plan

This request is for an ATM drive-thru service in conjunction with Wells Fargo Bank. The ATM machine is located within an existing parking lot on the southwest corner of an existing shopping center with access to the shopping center provided from Flamingo Road and Decatur Boulevard. The ATM machine is located 89 feet north of Flamingo Road, 452 feet west of Decatur Boulevard, and 129 feet from the west property line. The plans indicate that 4 existing parking spaces will be removed to allow for the ATM drive-thru service. The ATM drive-thru service is east of and adjacent to an approved restaurant with a drive-thru service (Tropical Smoothie). The drive-thru for the Tropical Smoothie restaurant is along the west side of the proposed ATM drive-thru. The plans indicate 2 new light poles will be installed to the north and south of the ATM machine and a new curbed landscape area will be provided on the east side of the drive aisle in order for the facility to be separated from the existing parking spaces to the east.

Landscaping

Landscaping within the proposed curbed landscape area along the east side of the facility will consist of shrubs and ground cover. No additional landscaping is proposed or required in conjunction with this request.

Elevations

The proposed ATM is approximately 12 feet in height and will occupy an area of approximately 45 square feet. The facility faces east into the parking lot of the shopping center.

Signage

Signage is not a part of this request. Typical signage is depicted on the ATM structure for informational purposes; however, specific information about the signage was not submitted with the request.

Applicant's Justification

The applicant indicates that Wells Fargo Bank does not have ATM services in this area with the closest Wells Fargo ATM located approximately a mile away. This facility would provide closer access to ATM services for Wells Fargo customers and reduce traffic to and from other ATM locations.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0895-15	Restaurant with a drive-thru window (Popeye's)	Approved by BCC	February 2016
DR-0169-15	Restaurant with a drive-thru window (Tropical Smoothie Café)	Approved by BCC	May 2015
UC-0548-08	On-premises consumption of alcohol in conjunction with a restaurant within a shopping center	Approved by PC	July 2008
ZC-260-83	Reclassified to C-2 zoning for a shopping center – required design review as a public hearing on all final plans	Approved by BCC	January 1984

There have been multiple land use applications since 1983 for various uses within the shopping center including other restaurants on pad sites.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1 & C-P	Single family development & office building
East	Residential High (8 du/ac to 18 du/ac) & Commercial General	R-T, R-4, R-3, & C-2	Manufactured home park, multiple family developments, & shopping center
South	Commercial General	C-2	Restaurant, convenience store, & retail uses
West	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple family residential development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

The proposed location of the facility is within an existing shopping center; therefore, the facility will be serviced by existing infrastructure. Due to the limited scale and location of the facility within the parking lot of the existing shopping center, the facility will not have an adverse effect on the adjacent developments. The shopping center has surplus parking so the removal of 4 parking spaces for the proposed facility will not create a parking problem for the shopping center. The proposed facility will also provide an additional financial service for the area. Therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: James Spix

CONTACT: Sara Koepnick, 5596 Victoria Regina Avenue, Las Vegas, NV 89139

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **DR-00000507-16**

PC/BCC MEETING DATE: **2016-09-07**

PROJECT DESCRIPTION:

Property Owner: SOUTHWEST CORPORATE CAMPUS L L ET AL

Description: DR SIGNAGE CMA OVERLAY

TO: SPRVL TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☒ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-09-07

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

SIGNAGE
(TITLE 30)

BUFFALO DR/POST RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-0507-16 – SOUTHWEST CORPORATE CAMPUS, LLC:

DESIGN REVIEW for additional wall signage in conjunction with a previously approved comprehensive sign plan with an existing office/warehouse facility on a portion of 33.1 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the south side of Post Road and the west side of Buffalo Drive within Spring Valley. SS/dg/mcb (For possible action)

RELATED INFORMATION:

APN:
163-33-801-024 & 025

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK & COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6355 S. Buffalo Drive
- Site Acreage: 33.1
- Project Type: Wall signage

Site Plan

The plans depict an existing office/warehouse and equipment assembly facility (IGT Campus). Access to the site is from Sunset Road, Buffalo Drive, and Post Road. All on-site and off-site improvements currently exist. The overall site consists of 2 parcels with the main office building on 1 parcel and the larger manufacturing and assembly building on the second parcel. No changes are proposed to the existing site design.

Project Scope & Signage

This request is for additional signage from what was proposed, approved, and constructed with WS-0852-06. However, the current request is only for additional wall signage on the main office building closest to Post Road and Buffalo Drive.

All 4 proposed wall signs are cohesive and unified and designed to match the architectural design of the building. The proposed request is to allow the following: 1) three, 110 square foot wall signs located on the southeast and northwest portions of the building. The signs depict the

word "IGT" with a new logo cabinet. The letters measure 9 feet 1 inch long with a 6 foot 3 inch letter height. The logo is 6 feet 3 inches square. The proposed signs are internal illuminated cabinets with channel letters with no exposed lighting; and 2) one, 23 square foot non-illuminated wall sign on northwest portion of the building. The sign also depicts the word "IGT" with a new logo cabinet. The letters measure 4 feet 2 inches long with a 2 foot letter height. The logo is 2 feet 10 inches square.

Applicant's Justification

The applicant indicates that the proposed signage meets all requirements in Title 30 and the CMA regulations. The request consists of 4 wall signs and matches the surrounding buildings in architectural design and color palette.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0852-06	Increase number of monument signs in conjunction with a comprehensive sign plan	Approved by BCC	October 2006
ZC-0961-04	Reclassified this site to M-D zoning for an office/warehouse and equipment assembly facility	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Residential High (8 to 18 du/ac)	R-E	Undeveloped
East	Commercial General	R-E & C-2	Undeveloped
South	Business and Design/Research Park	R-E & C-2	Undeveloped & commercial development
West	Commercial General & Residential Suburban (up to 8 du/ac)	C-2 & R-2	Undeveloped & single family residential development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

The proposed signage is designed to be compatible with the approved building and existing signage. The signage is cohesive and unified, and responsive to the character and scale of the approved project. Additionally, the proposed signage will not have an adverse effect on the site or the adjacent development and complies with Urban Land Use Policy 98 of the Comprehensive Plan which encourages, in part, signage to be compatible with the area. Therefore, staff finds the applicant has established that the plans are consistent with all provisions of the CMA Design Overlay District for signage.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works -- Development Review

- No comment.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Southwest Corporate Campus, LLC (IGT)

CONTACT: Vision Sign, Jesse Wetherill, 6630 Arroyo Springs Street, Las Vegas, NV 89113